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Enforcement Of Security Interest Act, 2002",
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    "firstName": "Amol",
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    "_id": "66558a5405de72512028c8e8",
    "lastName": "Nimbalkar",
    "mobileNo": "02248018893",
    "workMobileNo": "9552614614",
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  "fees": {
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  "shortName": "VCIPL/Mumbai",
  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
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  "status": true
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  "name": "Andheri West Branch",
  "email": "AndheriW.MumbaiNorth@bankofindia.co.in",
  "mobileNo": "02226280738",
  "alternateMobileNo": "02226701851",
  "address": "M. D. I. Building, Ground Floor, 28, S. V. Road, Andheri (West), Mumbai -
400 058, State - Maharashtra, Country - India.",
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    "email": "misalsunil87@gmail.com",
    "lastName": "Misal",
    "mobileNo": "8422982721",
    "shortName": "SM",
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    "firstName": "Chandan",
    "email": "ck06806@gmail.com",
    "lastName": "Singh",
    "mobileNo": "8454863607",
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    "email": "v.sarmalkar@vastukala.org",
    "lastName": "Sarmalkar",
    "mobileNo": "9004437379",
    "shortName": "VS",
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    "firstName": "Manoj",
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    "lastName": "Chalikwar",
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    "number": "IBBI/RV/07/2018/10366"
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      "dateTime": "2024-12-28",
      "remark": "MANUAL_IN_TASK"
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  "value": "",
  "label": false
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  "key": "mouza",
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  "key": "SRO",
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  "label": false
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    "label": "Vitrified Tile Flooring"
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    "label": "Aluminium Sliding Windows with window grills"
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  "townplanApprovedByList": {
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  "whetherCoveredUnderAnyState": {
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    "east": "Open Plot "
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    "south": "Details not available ",
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      "east": "Flat No. 703",
      "south": "Passage ",
      "west": "Flat No. 701"
    }
  },
}
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  "south": "Details not available ",
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  "taxies": {
    "title": "Taxies"
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  "auto": {
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  },
  "privateCars": {
    "title": "Private Cars"
  }
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"extraDetailOfProperty": "The Lower Floor consisting Living Room + Kitchen + Dining
+ 1 Toilet & Upper Floor consisting 1 Bedroom + 1 Toilet. ",
"dateOfIssusApprovePlan": "Copy of Approved Building plans were not provided and
not verified.",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
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"extraDetailOfBuilding": "",
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"apfDetails": {
  "buildings": [],
  "compositions": []
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  "salvageValue": "10",
  "buildingServicesDepreciatedRate": "652.5",
  "depreciatedCostOfConstruction": "23847.50",
  "depreciatedBuildingRate": "2247.5"
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  "squareMeterGuideLineRate": "127218.00",
  "squareFeetGuideLineRate": "11819.00"
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"igrFinalRate": {
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  "depreciationPercentage": "85",
  "rate": "10601.00",
  "squareFeetGuideLineRate": "10601.00",
  "squareMeterGuideLineRate": "114110.00"
},
"outgoingDetail": {
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
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    "label": "Vacant"
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  "undividedAreaOfLandAsPerSaleDeed": "Details not available ",
  "floorSpaceIndex": "As per local norms ",
  "tenantName": "",
  "maintenanceOfFlat": "Good "
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    "label": "6\" Thk. Brick Masonery"
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  "waterTank": {
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    "label": "Municipal Water Supply"
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  "pavementLaid": {
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    "label": "Yes"
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  "carParking": "Stilt Car Parking Space ",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
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    "month": "1",
    "year": "2010",
    "fullDate": "1/1/2010"
  },
  "planningArea": {
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    "label": "Residential"
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  "typeOfStructure": {
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    "label": "R.C.C. Framed Structure"
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"protAgainstNatDis": {
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"label": "Good"
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"label": "Connected to Municipal Sewerage System"
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"value": "1",
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"maintenanceOfTheBuilding": {
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"systemOfAirConditioning": {
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  "label": "Yes"
},
"groundStilt": {
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  "label": "Stilt"
},
"yearOfConstructionAsPer": {
  "value": "Allotment_Letter",
  "label": "Allotment Letter"
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "45",
"ageOfBuilding": "15",
"noOfBasement": "2",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "19",
"flatFloorNo": "7",
"noOfLifts": "3",
"noOfDwellingUnitsInBuilding": "7"
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"finalPlinthArea": {
  "area": "712.80",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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"routeMap": {
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routeMap_1735729680534_Image.png",
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    "routeLng": "72.797056",
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    "routeDistance": "13.6 Km. ",
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    "name": "us3py",
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routeMap_1735729531679_Image.png"
  }
]
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "interiorDecorationsQty": "0",
  "interiorDecorationsRate": "0",
  "totalinteriorDecorationsRate": "0",
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  "electricityDepositsRate": "0",
  "totalelectricityDepositsRate": "0",
  "extraCollapsibleGatesQty": "0",
  "extraCollapsibleGatesRate": "0",
  "totalextraCollapsibleGatesRate": "0",
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"outward": {
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  "date": "Wed Jan 01 2025 11:31:58 GMT+0000 (Coordinated Universal Time)",
  "number": "2309889",
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  "generatedBy": "5fc78e26625ecd20ec1f88e9"
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"rateVerify": {
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"underConstruction": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
    "label": "RCC Plinth",
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    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
  },
  "fullBuildingRcc": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
  }
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  "isHideFloor": false,
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  "isHideFloor": false,
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  "isHideFloor": false,
  "status": false
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"externalPlastering": {
  "label": "External Plastering",
  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
},
"door": {
  "label": "Door",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"window": {
  "label": "Window",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"flooringTillingKitchenPlatform": {
  "label": "Flooring, Tilling, Kitchen Platform",
  "floorsCompleted": "",
  "percentage": "0.00",
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  "isHideFloor": false,
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"externalPainting": {
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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"electrificationPlumbingSanitaryInstallation": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"liftInstallation": {
  "label": "Lift Installation",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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"externalDevelopmentFinalFinishing": {
  "label": "External Development & Final Finishing",
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  "isHideFloor": true,
  "status": false
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"workCompleted": {
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    "floorsCompleted": "",
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    "isHideFloor": true,
    "status": true
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"guidelineDetails": {
  "finalGuidelineValue": "7556393.00",
  "selectedBuildUpValue": "712.80",
  "selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
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      "name": "externallmg_1735304966608_1735304963686_image_2.jpeg",
      "path": "cases/676652f831b0132fc5838e6e/
externallmg_1735304966608_1735304963686_image_2.jpeg",
      "orientation": "portrait"
    }
  ],
  "selfieWithSiteVisitImages": [],
  "externalPhotos": [
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      "status": false,
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      "name": "externallmg_1735304993145_1735304989611_image_2.jpeg",
      "path": "cases/676652f831b0132fc5838e6e/
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      "orientation": "portrait"
    },
    {
      "status": false,
      "_id": "676ea7247895758115e9431d",
      "name": "externallmg_1735304995097_1735304989611_image_9.jpeg",
      "path": "cases/676652f831b0132fc5838e6e/
externallmg_1735304995097_1735304989611_image_9.jpeg",
      "orientation": "portrait"
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      "_id": "676ea7247895758115e9431e",
      "name": "externallmg_1735304995342_1735304989611_image_10.jpeg",
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    "orientation": "portrait"
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externallmg_1735304995530_1735304989611_image_11.jpeg",
    "orientation": "portrait"
  },
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    "name": "externallmg_1735304995831_1735304989611_image_13.jpeg",
    "path": "cases/676652f831b0132fc5838e6e/
externallmg_1735304995831_1735304989611_image_13.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
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    "name": "externallmg_1735304966608_1735304963686_image_2.jpeg",
    "path": "cases/676652f831b0132fc5838e6e/
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    "orientation": "portrait"
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    "status": false,
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    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "676ea70b15bcbe81183a997d",
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    "path": "cases/676652f831b0132fc5838e6e/
externallmg_1735304971111_1735304963686_image_16.jpeg",
    "orientation": "portrait"
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    "name": "externallmg_1735304970446_1735304963686_image_14.jpeg",
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    "path": "cases/676652f831b0132fc5838e6e/
externallmg_1735304970446_1735304963686_image_14.jpeg",
    "orientation": "portrait"
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
},
"indicatorRange": {
  "carpetRateRange": {
    "min": "23103.00",
    "max": "25910.00"
  },
  "builtUpRateRange": {
    "min": "19253.00",
    "max": "21591.00"
  },
  "saleableRateRange": {
    "min": "0.00",
    "max": "0.00"
  }
},
"detailsOfValuation": {
  "presentValueOfFlat": {
    "title": "Present value of the flat (incl. car parking, if provided)",
    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
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  "wardrobes": {
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
  },
  "showcases": {
    "title": "Showcases",
    "quantity": "0.00",
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    "estimatedValue": "0.00",
    "status": true,
  }
}
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"isEditable": true
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  "title": "Kitchen arrangements",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"superfineFinish": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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"interiorDecorations": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"electricityDeposits": {
  "title": "Electricity deposits / electrical fittings, etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"extraCollapsibleGates": {
  "title": "Extra collapsible gates / grill works etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"potentialValue": {
  "title": "Potential value, if any",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
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"estimatedValue": "0.00",
"status": true,
"isEditable": true
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"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": true,
"isEditable": true
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totalValues": {
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"ratePerUnit": "",
"estimatedValue": "0.00",
"status": true,
"isEditable": false
}
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taskStatus": {
"SITE_INSPECTION": true,
"RATE_VERIFY": false,
"MAKER": false,
"CHECKER": false,
"PREPARE_INVOICE": false,
"PRINT": false,
"SIGN": false,
"SIGNED_REPORT_UPLOAD": false,
"DELIVERY": false,
"PAYMENT_COLLECT": false,
"COMPLETED": false
},
createCase": "false",
type": "CASE",
leadType": {
"label": "Lead",
"value": "LEAD"
},
siteVisitType": "PARTIAL",
isExternalReport": false,
isSiteMeasurementAllowed": true,
finalValuationArea": "594.00",
empanelmentNo": [
"MNZ :C&IC:VA: 19-20"
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],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
"_id": "676652f831b0132fc5838e6e",
"ownerName": "Mrs. Aradhana Maurya & Mr. Mahesh Maurya ",
"ownerPhoneNo": "9820137193",
"appAddress": "Flat no 702 7 th floor C-wing Bldg no 7 Raheja Exotica Capri Malad
Madh Road Village Erangal Malad West Mumbai 400064",
"remark": "",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "25/03/2011",
      "from": {
        "value": "Owner",
        "label": "Owner"
      },
      "Owner": "M/s. Raheja Universal Ltd.",
      "to": {
        "value": "Purchasers",
        "label": "Purchasers"
      },
      "Purchasers": "Mrs. Aradhana Maurya & Mr. Mahesh Maurya ",
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "2800 / 2011"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "218009",
    "path": "cases/676652f831b0132fc5838e6e/document_1734758717793_173475871
4691_Aradhana_Maurya_Boi_Andheri_West_NPA_Valuation.pdf",
    "fileName": "document_1734758717793_1734758714691_Aradhana_Maurya_Boi_
Andheri_West_NPA_Valuation.pdf"
  },
  {
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"documentType": {
  "value": "60ae1279aa6d152c1801b3d4",
  "label": "Amended Commencement Certificate"
},
"inputs": {
  "documentDate": "21/08/2009",
  "nameOfApprovingAuthority": {
    "value": "Municipal_Corporation_of_Greater_Mumbai",
    "label": "Municipal Corporation of Greater Mumbai"
  },
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "CHE / 9452 / BP / WS / AP"
},
"isHardCopy": false,
"displayStatus": false,
"fileName": "document_1735728231571_409113.pdf",
"path": "cases/676652f831b0132fc5838e6e/
document_1735728231571_409113.pdf",
"id": "114154",
"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Wed Jan 01 2025 10:43:51 GMT+0000 (Coordinated Universal Time)"
},
{
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    "label": "Allotment Letter"
  },
  "inputs": {
    "documentDate": "09/10/2010",
    "from": {
      "value": "Builder",
      "label": "Builder"
    },
    "Builder": "M/s. Raheja Universal Ltd.",
    "to": {
      "value": "Purchasers",
      "label": "Purchasers"
    },
    "Purchasers": "Mrs. Aradhana Maurya & Mr. Mahesh Maurya "
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1735728365294_Letter_of_Allotement.pdf",
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"path": "cases/676652f831b0132fc5838e6e/
document_1735728365294_Letter_of_Allotement.pdf",
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  "uploadedBy": "62fe044a48a26047e6552796",
  "createdAt": "Wed Jan 01 2025 10:46:05 GMT+0000 (Coordinated Universal Time)"
}
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"caseNumber": "013249",
"createdBy": "60af6ae22ffdf65bcd65861d",
"caseHistory": [
  {
    "id": "803619",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Sat Dec 21 2024 05:32:40 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mrs. Aradhana Maurya & Mr. Mahesh Maurya ",
    "phone": "9820137193",
    "ownershipShare": "",
    "email": "",
    "id": "907626"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "953435",
    "name": "Living Room",
    "length": "22.67",
    "length1": "22",
    "length2": "8",
    "width": "9.58",
    "width1": "9",
    "width2": "7",
    "totalArea": "217.22",
    "images": [],
    "extraAreas": [
      {
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"measurementType": {
  "value": "Square_Feet",
  "label": "Square Feet"
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"_id": "6775197896317adb45185afa",
"name": "Extra ",
"extraAreaType": "Add",
"length": "12.00",
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"length2": "00",
"width": "11.00",
"width1": "11",
"width2": "00",
"totalArea": "132.00"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "_id": "67751987eff345c02f704793",
  "name": "Extra ",
  "extraAreaType": "Add",
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  "width": "4.67",
  "width1": "4",
  "width2": "8",
  "totalArea": "46.67"
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    "label": "Square Feet"
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  "name": "Extra ",
  "extraAreaType": "Add",
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  "length2": "00",
  "width": "1.00",
  "width1": "1",
  "width2": "00",
  "totalArea": "140.00"
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    },
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        "label": "Square Feet"
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      "extraAreaType": "Add",
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      "length2": "00",
      "width": "1.00",
      "width1": "1",
      "width2": "00",
      "totalArea": "45.00"
    }
  ],
  "finalArea": "580.8900000000001"
}
],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "173434",
    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "594",
    "squareMeterArea": "55.18",
    "docFinalBuiltUp": "712.80",
    "docFinalBuiltUpSquareMeter": "66.22",
    "docBultupPercentage": "20",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0.00",
    "docFinalSaleableSquareMeter": "0.00"
  }
],
"images": [],
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"indicatorArr": [
  {
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      "area": "1100.00",
      "squareMeterArea": "102.19",
      "expectedRate": "25909.09",
      "percentage": ""
    },
    "builtUpArea": {
      "area": "1320.00",
      "squareMeterArea": "122.63",
      "expectedRate": "21590.91",
      "percentage": "20"
    },
    "saleableArea": {
      "area": "",
      "squareMeterArea": "0.00",
      "expectedRate": "0.00",
      "percentage": ""
    },
    "printlnReport": true,
    "_id": "677512a8eff345c02f703fbf",
    "property": "Flat",
    "area": "1100",
    "builtUpPercentage": "20",
    "saleablePercentage": "0",
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    "areaType": "Carpet",
    "floor": "",
    "source": "Housing.Com",
    "expectedPrice": "28500000",
    "expectedRate": "25909.09",
    "builtUpExpectedRate": "21590.91",
    "image": "cases/676652f831b0132fc5838e6e/
indicator_1735725480872_Image.png",
    "squareMeter": "102.19",
    "id": "660720"
  },
  {
    "carpetArea": {
      "area": "349.00",
      "squareMeterArea": "32.42",
      "expectedRate": "24641.83",
      "percentage": ""
    },
    "builtUpArea": {
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"area": "418.80",
"squareMeterArea": "38.91",
"expectedRate": "20534.86",
"percentage": "20"
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"saleableArea": {
  "area": "",
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  "expectedRate": "0.00",
  "percentage": ""
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"floor": "",
"source": "Housing.Com",
"expectedPrice": "8600000",
"expectedRate": "24641.83",
"builtUpExpectedRate": "20534.86",
"image": "cases/676652f831b0132fc5838e6e/
indicator_1735725540575_Image.png",
"squareMeter": "32.42",
"id": "902535"
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{
  "carpetArea": {
    "area": "348.00",
    "squareMeterArea": "32.33",
    "expectedRate": "23266.67",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "417.60",
    "squareMeterArea": "38.80",
    "expectedRate": "19388.89",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
```

```
    "percentage": ""
  },
  "printlnReport": true,
  "_id": "677512a8eff345c02f703fc1",
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  "builtUpPercentage": "20",
  "saleablePercentage": "0",
  "rateType": "sale_Instance",
  "areaType": "Carpet",
  "floor": "",
  "source": "Index_no.2",
  "expectedPrice": "8096800.00",
  "expectedRate": "23266.67",
  "builtUpExpectedRate": "19388.89",
  "image": "cases/676652f831b0132fc5838e6e/
indicator_1735725572117_Image.png",
  "squareMeter": "32.33",
  "id": "690045"
},
{
  "carpetArea": {
    "area": "896.00",
    "squareMeterArea": "83.24",
    "expectedRate": "23102.68",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "1075.20",
    "squareMeterArea": "99.89",
    "expectedRate": "19252.23",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
  "printlnReport": true,
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  "area": "896",
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}
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  "orientation": "portrait"
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    "uploadedBy": "5fc78e26625ecd20ec1f88e9"
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      "lastName": "Sarmalkar",
      "profilePhoto": "users\\5fc78e26625ecd20ec1f88e9\\
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  {
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"contactPersonName": "Mr. Mahesh Maurya ",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
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"buildingServicesRate": "2900",
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"finalBuiltUpPercentage": "20",
"finalCarpetConvertToBuiltUpPer": "20",
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"finalValuationAreaString": "Carpet Area in Sq. Ft. = 594.00",
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"landOtherRate": "21600",
"shopDetails": {
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  "roadFacing": false,
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  "carpetTotal": "580.89",
  "otherCarpetTotal": "0.00",
  "builtupPercentage": "10",
  "finalBuiltupArea": "638.98",
  "finalCarpetArea": "580.89",
  "finalSalableArea": "702.88",
  "salablePercentage": "10",
  "toBeAdded": "",
  "extendOfSiteRemark": "\nAll the above areas are within 2% of the Agreement for Sale Area. The above calculations and detailed measurements taken by us prove that the Agreement for Sale area is not exorbitantly inflated. Hence, valuation is prepared based on the Agreement for Sale area.",
  "siteMeasurementRemark": "Lower Floor in Sq. Ft. = 395.00\nUpper Floor in Sq. Ft. = 185.00\n\n",
  "finalSaleablePercentage": "0",
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      "value": "Free_Hold"
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  "leaseDetails": {
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    "leaseRent": "",
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    "leaseFrom": "",
    "leaseTo": "",
    "remainingLeasePeriod": 0,
    "leaseDate": ""
  }
},
"reportGeneratedDate": "Wed Jan 01 2025 10:02:58 GMT+0000 (Coordinated Universal Time)",
"siteVisitDate": "2024-12-28"
}

```

Name	Length	Width	Total
Composition :			
Living Room	22'8"	9'7"	217.22

Other
Composition :
